

013.0

Map

0001

Block

0012.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 921,500 /

USE VALUE: 921,500 /

ASSESSed: 921,500 /

Total Card /

Total Parcel

921,500

921,500

921,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48	-50	MARGARET ST, ARLINGTON

OWNERSHIP

Owner 1:	KENNEDY NANCY M/TRUSTEE			
Owner 2:	48-50 MARGARET ST TRUST			
Owner 3:				
Street 1:	50 MARGARET ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	KENNEDY ALFRED R -		
Owner 2:	-		
Street 1:	48 MARGARET ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2150 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D	Pwr	Power grid	100	Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5155		Sq. Ft.	Site		0	80.	1.11	1									459,719						459,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5155.000	461,800		459,700	921,500
Total Card	0.118	461,800		459,700	921,500
Total Parcel	0.118	461,800		459,700	921,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	428.60	/Parcel:	428.60

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	461,800	0	5,155.	459,700	921,500		Year end	12/23/2021
2021	104	FV	440,800	0	5,155.	459,700	900,500		Year End Roll	12/10/2020
2020	104	FV	441,000	0	5,155.	459,700	900,700	900,700	Year End Roll	12/18/2019
2019	104	FV	342,700	0	5,155.	488,500	831,200	831,200	Year End Roll	1/3/2019
2018	104	FV	342,700	0	5,155.	356,300	699,000	699,000	Year End Roll	12/20/2017
2017	104	FV	322,500	0	5,155.	310,300	632,800	632,800	Year End Roll	1/3/2017
2016	104	FV	322,500	0	5,155.	264,300	586,800	586,800	Year End	1/4/2016
2015	104	FV	287,400	0	5,155.	258,600	546,000	546,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNEDY ALFRED	53144-265		7/6/2009	Family		1	No	No	
ROSOLIK ELIZABE	50355-46		11/15/2007	Family		1	No	No	
ROSOLIK ELIZABE	33942-607		10/31/2001	Family		1	No	No	
	13237-83		1/1/1901				No	No	N

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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ROSOLIK ELIZABE	50355-46		11/15/2007	Family		1	No	No	
ROSOLIK ELIZABE	33942-607		10/31/2001	Family		1	No	No	
	13237-83		1/1/1901				No	No	N

PAT ACCT.

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	13237-83		1/1/1901				No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2007	878	Redo Kit	10,000	C		G9	GR FY09	
4/24/2007	273	Re-Roof	6,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2018	MEAS&NOTICE	BS	Barbara S
5/7/2009	Measured	372	PATRIOT
10/12/1999	Inspected	264	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	163	PATRIOT
8/26/1993		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

